

PROCKWAY REALTY

14th Street Merchant Invests That Sum in Seashore Section in Four Months.

R. Smith, the Fourteenth street merchant, who is buying the National Democratic Club property at 615 Fifth avenue, on which site he will build a modern store building to harmonize with the new store of Saks & Co., which will surround it, has made extensive additions to his holdings at Far Rockaway, L. I., by purchasing the property of Samuel Elman, the silk merchant, at Broadway and Mott avenue, where Mr. Elman has resided for the last twenty years. Mr. Smith intends within a month to erect a store and office building on Mott avenue. With his latest purchase Mr. Smith has invested more than \$1,000,000 in Far Rockaway property within the last four months.

"The new boulevard to the Rockaway coast," says Mr. Smith, "will shorten the run by motor to that popular district by one hour. Since the announcement was made that work on this boulevard was to be started I have been besieged with inquiries from merchants and investors in Manhattan who wish to establish stores or buy homes in this section. The new boulevard and country are combined. When I bought the 'lot' at Broadway and Thirty-fourth street, adjoining R. H. Macy's store, I was criticized for paying \$375,000 for a lot which had since been sold for \$1,000,000. In my estimation the future of Far Rockaway is just as rosy in proportion as is the corner of Broadway and Thirty-fourth street."

Buy Site for Heights Flat.

The newly formed 18th Street Realty Corporation, represented by I. Burdick, attorney, purchased the vacant plot 50x100, on the south side of 18th street, 100 feet east of St. Nicholas avenue, for improvement with a five and one-half story walkup apartment house. The total amount involved in the operation is \$100,000. The estate of Gerlie A. Gorman was the seller of the site.

Sells Eight Story Left Building.
Stephen H. Tyng, Jr., & Co., Inc., sold for Mrs. Elizabeth D. Armstrong and Mrs. Mary D. Dennison to the A. M. & W. Realty Company, Inc., the eight story left building at 13 East Seventh street, between the store and basement in the property to Rosen Brothers of 545 Broadway.

NEW LESSEES FOR OLD UNION SQUARE HOTEL

Messrs. Kern & Amron, who operate the Marlborough Hotel, have taken a twenty-one year lease on the Union Square Hotel, southeast corner of Fourth avenue and Fifth street. When the present hotel lease expires the new lessees intend to subdivide the ground into three lots and erect on each lot either a hotel or for offices. The lessors are William Goldman, Samuel Willy and Morris Rosenfeld, who purchased the property last June at the auction sale of the estate of Courtland Palmer conducted by Joseph P. Day. Henry Shapiro & Co. were the brokers. The lessors are represented by R. M. Reiss, attorney, and the lessees by Stone & Schleimer.

In the recently completed Textile Building at 295 Fifth avenue, Alexander Smith Sons Carpet Company of Yonkers leased from the Textile Building, Inc., the entire sixteenth floor for a term of ten years at an annual rental of \$100,000. The floor, which will be remodeled to suit the requirements of the lessee, contains 32,000 square feet net. The Smith firm has been leasing the floor since 1910.

M. & L. Hess, Inc., leased in 524 Madison avenue, southwest corner of Fifty-first street, a space to Eckler Dental Laboratory, to Manny Lieberman, for millinery and women's apparel; basement space to Richard Schroeder, for restaurant; additional space to Reubens Pure Food Shop, Inc., and Clothes Tree Shop.

Cushman & Wakefield, Inc., leased of floor in 50 East Forty-second street to Paul Robinson, Inc., Neptune Meter Company and John E. Greenwald, and in 52 Vanderbilt avenue to the Alexander Smith Sons Carpet Company. The lease was negotiated by W. John Budington.

Cross & Brown Company leased of floor in 576 Fifth avenue to Dr. M. S. Silber; space in 295 Fifth avenue to Dr. B. Simon, health institute, and space in 219 Madison avenue to Paine & Fink.

Wills Sainte Claire Company leased through Cross & Brown Company, stores in the Fifth Avenue Building, fifty-seventh street at Broadway. They will occupy extensive store temporarily until new store decorations are completed. The new home of the Wills Sainte Claire has a frontage of 40 feet on Fifty-seventh street and a depth of 100 feet and will include a mezzanine 40 by 40 feet.

L. J. Phillips & Co. leased the following stores in 3803 Broadway to Rollins Ribbin, Inc.; in 10 Port Washington avenue to D. Pello; in 4025 Broadway to Spiceland & Pappas; and a lot in 3801 Broadway to Wolf Silverman and Louis Fine.

Hagstrom-Callen Company leased for Mary Wood the four story building at 135 West Sixty-third street to George Whitney.

RESIDENTIAL DEALS.

Six Story Charlestown Court Apartment Sold: Held at \$375,000.

Nehring Bros. sold for the 2905 Broadway Corporation, client for investment, the Charlestown Court, on the northwest corner of Broadway and 163d street, a six story modern elevator apartment house, 140,000 sq. ft. It rents for \$100,000 and was held at \$375,000. The purchaser intends to make extensive alterations in the near future by installing new elevators and new frontage. Nehring Bros. have been appointed agents. Goodwin & Goodwin sold for Simon G. Friedberg to a client for occupancy the three story dwelling at 243 West 123d street, 18,939 sq. ft.

The West Broadway-Leonard Corporation (I. Portland and Edward S. Schwartz) purchased from the West Realty Corporation the five story new apartment house, on plot 10x100, at 604 West 191st street. The house accommodates four families on a floor and was held at \$130,000.

The P. A. Z. Real Estate Corporation sold a six story tenement, 87,610 sq. ft., at 406 East 100th street, to a client of Frank Zells.

Porter & Co. sold for Mary Brown the three story dwelling at 213 West 123d street.

Ludwig Baumann & Co. Get Loan.

The Title Guarantee and Trust Company advanced a building loan of \$50,000 to the Ellice Realty Corporation, representing Ludwig Baumann & Co., for the erection of its proposed twelve story building on Eighth avenue, between Thirty-fifth and Thirty-sixth streets.

HOUSEWRECKER TURNS TO HOUSE BUILDING

A. A. Volk Flies \$700,000 Flat on East 83d Street.

Albert A. Volk, the house wrecker, or, to be more facetious, an iconoclast in the realty world, is soon to turn his hand to a more constructive task in that same world of realty by putting up a nine story apartment house, 97,910 sq. ft., at East Eighty-eighth street, south side, about 100 feet east of Fifth avenue. S. W. Straus & Co. have underwritten a \$700,000 loan for the structure, the valuation of which, including the land, is set at \$700,000.

The structure will contain thirty-four apartments, arranged in suites of four to seven rooms, each apartment having from one to three baths. The borrowing concern is the Almah Corporation, of which Mr. Volk is president. The purchase of the land and the negotiations for the loan with S. W. Straus & Co. were handled by C. P. Burnap of Pease & Elliman. The building will be erected by Thomas J. Steen and the supervision of construction and plans and specifications prepared by Elicus D. Litchfield and Rogers, architects.

HOTEL MAY CONTAIN CONVENTION HALL

Rumor That Commodore Annex on Lexington Av. Will Include Vast Auditorium.

It was rumored in well informed uptown realty circles yesterday that the Perishing Square Hotel Corporation, which operates the Baltimore, Commodore, Belmont and Murray Hill hotels in the Grand Central Terminal zone, is planning to build a large annex to the Commodore Hotel which will include an auditorium suitable for conducting conventions on a large scale. The annex, when it is erected, will cover the vacant plot at the northwest corner of Lexington avenue and Forty-third street, having a frontage of 283.3 on the avenue and 274 feet on the street, corner with immediately in the rear of the Commodore.

At the office of John McK. Bowman, head of the Perishing Square Hotel chain, it was stated yesterday that the company has no definite plans in hand at present for the construction of the Commodore annex. At the office of Warren & Wetmore architects, who have designed the Bowman hotels as well as the Grand Central Terminal, all questions were referred to Manager George Sweeney of the Commodore. At Mr. Sweeney's office it was said that information would have to emanate from Mr. Bowman's office.

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BROOKLYN TRADING SHOWS ACTIVITY OF BUILDERS

The new one story business building at the northeast corner of 163d street and Rogers place, on plot fronting 165 feet on 163d street and 50 feet on Rogers place, together with the balance of the plot, including the corner of Westchester and Rogers place, have been sold to clients of Mack Miller, attorney, 135 Broadway. The building has just been completed by the Murray Holding Company, Inc.

Charles M. Maran, president of the company, contains eight stores with an annual rental of more than \$15,000. The sellers were represented by Gold & Maran. The buyers intend to improve the site by erecting a new building with a one story business building.

The newly organized Longwood Fox Realty Development Corporation, George W. Alexander, president, owner of the plot, 100x100, at the southeast corner of Longwood avenue and Fox street, plans the improvement of the site with a five story apartment house, cost approximately \$175,000. The proposed building will have a base area 100x100 feet. It will contain forty apartments and seven stores. L. Royfield, attorney, represents the new company, which includes R. Holman and B. Noshkin.

Louis Gold & Co., Inc., sold the southeast corner of Minford place and Boston road to the Welgord Realty Corporation of Brooklyn, which will commence the erection at once of a one story taxpayer containing seven stores, the entire operation involving about \$70,000. The property was recently purchased by the seller from the American Real Estate Company.

Byrne & Bowman and Nehring Brothers sold for Emanuel Eitenheimer to Maud A. Dorman, 440 to 446 East 145th street, between Willis and Brooklyn avenues, two five story apartments with stores, 75x100 housing 40 families, and renting for \$14,000. The brokers have been appointed agents.

INVESTOR BUYS COSTLY BROOKLYN APARTMENT

Nathan R. Pomer, an investor, has purchased Shirley Court apartments at 403 St. John's place, Brooklyn. The house, which has a valuation of \$225,000, is four stories and was disposed of by the David Isaacowitz Realty Corporation, its builder. Containing ninety-nine rooms and including twenty-eight families, the building returns an annual gross rental of \$34,000.

M. Bennett & Sons have sold the three story dwelling at 101 Stuyvesant street, the estate of Arthur A. McLean to P. Fitzmaurice; three story dwelling at 539 Pacific street for Margaret McNeil to Jeremiah Cohen; and 223 Sixth avenue, a three story house, for Mrs. Hilda Bloom, and 72a Fourth avenue, a store and basement building for John D. Cosgrove to William Stricker.

Henry J. Miller sold the dwelling at 521a Fourth street for S. Levy to John Haber. Plans by Shampian & Shampian have been approved for a four story apartment to be erected at the southeast corner of Nineteenth avenue and Eighty-first street, 100x100, for the Dyker Construction Company, to cost \$175,000.

RESIDENTIAL LEASES.

L. J. Phillips & Co. leased the following apartments: In 20 West Fifty-seventh street to William C. Moore; in 148 West Sixty-third street to Harry A. Head; in 273 West 102d street to Lewis Cohen; in 226 West Seventy-fifth street to Dorothy Bull; in 3 West Seventy-fifth street to Mrs. Camille Crouse; in 100 West 102d street to Mrs. A. H. Harris; in 406 Park avenue, to Mrs. Richard Colgate; a duplex apartment in 925 Park avenue; in 140 West Fifty-fifth street, to Mrs. M. E. Gale and Bruno Zirato; in 108 East Eighty-fifth street to John W. Pullen; a large furnished apartment, containing 12 rooms and 4 baths, in 406 Park avenue, to Mrs. Richard Colgate; a duplex apartment in 925 Park avenue; in 140 West Fifty-fifth street, to Mrs. M. E. Gale and Bruno Zirato; in 108 East Eighty-fifth street to John W. 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